

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY.**FOR OFFICIAL USE ONLY:**Agenda Date: 10/21/16Waiver No. D- 238A8Received Date: 10/11/16**FEES:**

Number of Sites : (1)

D.R.E.R. ----- \$1,872.00

D.E.R.M. ----- \$210.00

PRINT**\$2,082.00**

Concurrency Review Fee (*6.00% of Sub-Total) --

AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES= \$2082.00

*Not applicable within Municipalities

<====AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR WAIVER OF PLATMunicipality: MIAMI - Dade Sec.: 33 Twp.: 51 S. Rge.: 42 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.1. Owner's Name: 2235 NE 204 St, LLCPhone: (786)683-5515Address: 19000 NE 21 Ave.City: N. Miami BeachState: FLZip Code: 33179Owner's Email Address: jacobmiami@gmail.com2. Surveyor's Name: E.R. Brownell & Assoc. Inc.Phone: (305) 860-3866Address: 2525 SW 27 Ave. #100City: MiamiState: FLZip Code: 33133Surveyor's Email Address: alopez@erbrownell.com3. Legal Description of Cutout Tract: (SEE ATTACHED EXHIBIT "A")4. Folio No(s): 30-1233-0280-0010 / ____ / ____5. Legal Description of Parent Tract: (SEE ATTACHED EXHIBIT "A")6. Street boundaries: 2235 NE 204 St. Miami, FL7. Present Zoning: RU-1

Zoning Hearing No.: ____

8. Proposed use of Property:

Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.),

Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

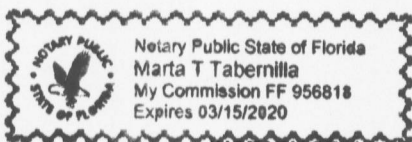
STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner: JACOBO STOLEAR

(Print name & Title here):

BEFORE ME, personally appeared JACOBO STOLEAR this 10th day of OCT., 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.WITNESS my hand and seal in the County and State last aforesaid this 10th day of October, 2016 A.D.

(NOTARY SEAL)

Signature of Notary Public: Marta T. Tabernilla

(Print, Type name here):

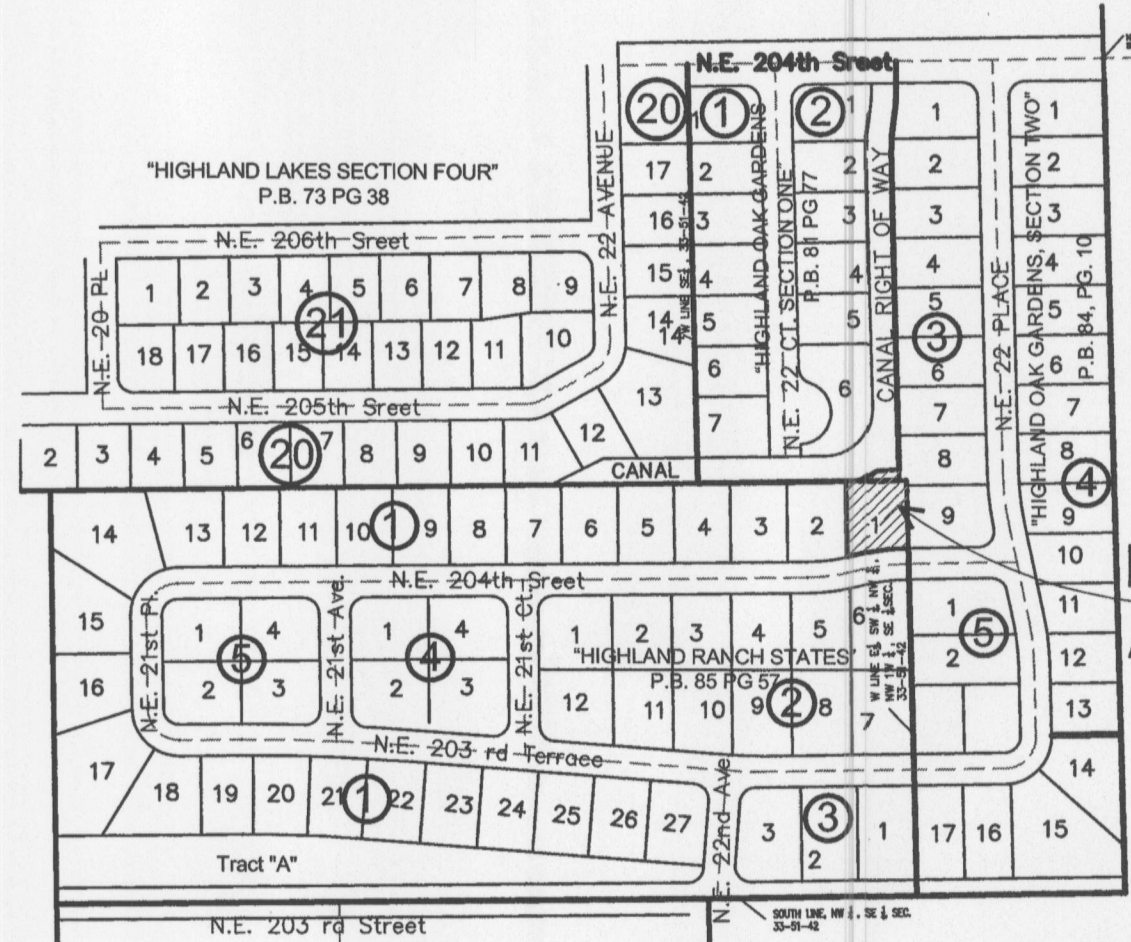
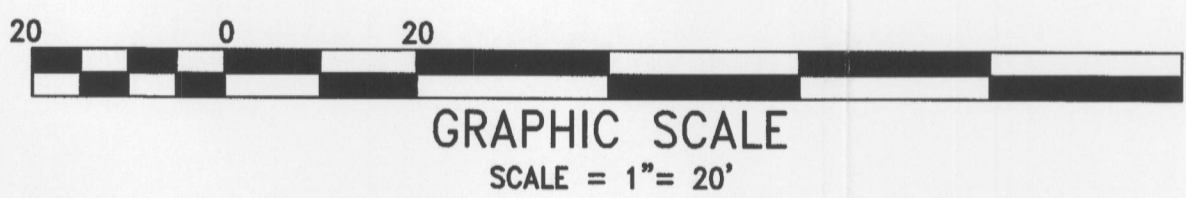
MARTA T. TABERNILLA03/15/2020
(Commission Expires)FF 956818
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

WAVIER PLAT D-23848 - 2 - CORR
NAME: 2235 NE 204 ST., LLC
SEC. 33 TWP. 51 RGE. 42 / DIST. 4
ZONING: / UNINCORPORATED MIAMI-DADE

WAIVER OF PLAT

PORTION OF BLOCK 1, "HIGHLAND RANCH ESTATES, PLAT BOOK 85, PAGE. 57, AND PORTIONS OF CANAL RIGHT OF WAY, HIGHLAND OAK GARDENS, PLAT BOOK 81, PAGE 77. LYING IN THE SW $\frac{1}{4}$, N.W.1/4, S.E. $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 51 SOUTH, RANGE 42 EAST.
MIAMI-DADE COUNTY, FLORIDA

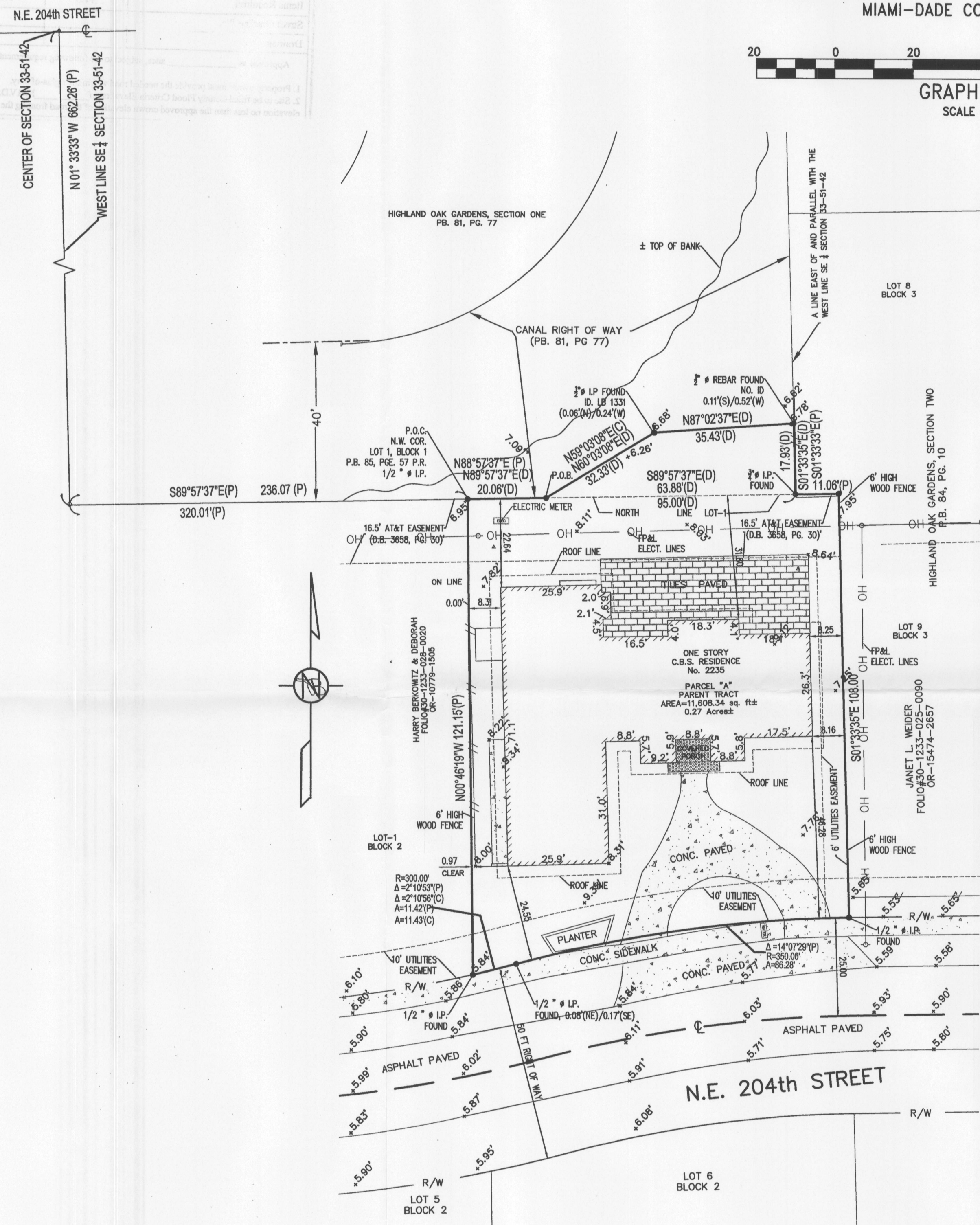


PARCEL "A"
AND PARENT TRACT

SOUTH 1/4 CORNER
SEC. 33, TWN. 51, RGE. 42

LOCATION MAP

A PORTION OF THE S $\frac{1}{2}$
SECTION 33, TOWNSHIP 51 SOUTH,
RANGE 42 EAST.
MIAMI-DADE COUNTY, FLORIDA
SCALE = 1" = 300'



PARCEL "A" AND PARENT TRACT

LEGAL DESCRIPTION:

Lot 1, Block 1, of "HIGHLAND RANCH STATES", according to the Plat thereof as recorded in Plat Book 85 at Page 57 of the Public Records of Miami-Dade County, Florida.

AND

A Portion of the Canal Right-of-Way, as shown on the Plat of "Highland Oak Gardens, Section One" as recorded in Plat Book 81, Page 77, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 1, Block 1, "Highland Ranch Estates" as recorded in Plat Book 65, as Page 57, of the Public Records of Miami-Dade County, Florida; thence run North 69 degrees 57 minutes 37 seconds East (North 68 degrees 57 minutes 37 seconds East by Plat), along the North line of said Lot 1, for 20.06 feet, to the intersection of the North line of said Lot 1 with the North line of the West line of Lot 8, thence North 08 degrees 05 minutes 08 seconds East (calculated); for 32.33 feet, thence North 87 degrees 02 minutes 37 seconds East for 35.43, to a point on the West property line of Lot 8, Block 3, "Highland Oaks Gardens Section Two," as recorded in Plat Book 65, as Page 57, of the Public Records of Miami-Dade County, Florida; thence South 01 degrees 33 minutes 35 seconds East (South 01 degrees 33 minutes 35 seconds East by Plat), along the said West line of Lot 8 for 17.93 feet; thence South 89 degrees 57 minutes 37 seconds West, along the North line of the West line of Lot 8, Block 3, "Highland Ranch Estates", for 63.98 feet, to the Point of Beginning. Lying and being in Section 33, Township 51° S., Range 42° E., Miami-Dade County, Florida.

NOTES:

Area (Net): 11,608.34 square feet more or less (0.266 Acres more or less)

Number of Lots: 1
Method of Sewage: Miami-Dade Water and Sewer facilities.
Method of Water: Miami-Dade Water and Sewer facilities.
Property Zoned: RU-1 Variance of Setback (V20000000051)
Dade County Flood Criteria: 6.0'± (P.B. 120, PG. 13)
FEMA Base Flood Elevation: N/A (Zone X)
Folio Number: 30-1233-028-0010

Development Information: 1 single family Residence, RU-1 with Variance of Setback (V20000000051)

Prepare for:
2235 NE. 204 LLC.
A Florida Limited Liability Company
2235 NE. 204 Street
Miami, Florida

Contact Information:

Name: Felipe Nazario-Ortiz
Telephone Number: (305) 860-3866
Fax Number: (305) 860-3870
e-mail address: FNazario@ERBrownell.com

SURVEYOR'S NOTES:

Bearings are based on a Plat Bearing noted at the East line W ½, SW ¼, NW ¼, SE ¼, Section 33, Township 51 South, Range 42 East where the West line the said Plat line bears South 01°33'35" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter SJ-17.05(3)(b)15.b.i) F.A.C. of 1 foot in 7,500 feet. The closure of the traverse shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter SJ-17.05(3)(b)15.a F.A.C. of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-1233-028-010 and the Warranty Deed recorded in Official Record Book 29621 at Page 4140 of the Public Records of Miami-Dade County, Florida. No title search has been conducted by nor was a title report provided to the surveyor. There are no easements or setback restrictions either noted and/or depicted thereon. Nor are there any other plottable restriction noted on the said plat of the "HIGHLAND RANCH STATES". There may be easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

This "Waiver of Plat" is based on: (i) recovered monumentation; (ii) the underlying plat of "HIGHLAND RANCH ESTATES"; (iii) the recorded description and (iv) the record plats for "Highland Ranch Estates" as recorded in the Plat Book 85, at Page 57, of the Public Records of Miami-Dade County, Florida. The purpose of this Waiver of Plat is to combine and create one single parcel with the portion of Canal Right of Way (Within Plat Book 81, Page 77) with Lot 1, Block 1 of Highland Ranch Estates (Plat Book 85, Page 57), Miami-Dade County Public Records.

A comparison between measured (M), deed (D) and calculated (C) dimensions is delineated hereon. Measured dimensions (M) are based on the direct and indirect measurement of the recovered monumentation. Deed dimensions (D) are based on the description as described herein. Calculated dimensions (C) are a protraction based on the referenced record plats and field measurements.

The Subject Property does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0133L, Community No. 1208656, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone AE, Elevation 8, an area determined to be outside of the 0.2% annual chance floodplain.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined.

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.


The names of the adjoining owners and the associated tax folio number are based on the web based of the Miami-Dade County Property Appraiser's Property Search Summary Report.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 20' or smaller.

SURVEYOR'S CERTIFICATION:

To 2235 NE 204 ST, LLC, a Florida Limited Liability Company

This is to certify to the herein named firm and/or persons, that in my professional opinion, this "Waiver of Plat" of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this "Waiver of Plat", meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers, as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Dated: 11/02/2016
E.R. BROWNELL & ASSOCIATES, INC.

Felipe Nazario Ortiz
Professional Land Surveyor and Mapper
LS # 2891 State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS:

Concrete Pole	(C)	Calculated Dimension
Center Line	(M)	Measured Dimension
	(R)	Record Dimension Base City Miami Atlas Map
Overhead utility line	(P)	Plot Dimension
	R/W	Right of Way
Property Corner	CS	Concrete Block Structure
Single Support Sign	PB	Plot Book
	PG	Page
Water Meter	Conc	Concrete
	sq ft	Square feet
Wood Pole	BLDG	Building
Water Valve	CS	Concrete Block Structure
	F.F.Elev.	Finished Floor Elevation
Spot Elevation	F.I.P.	Found Iron Pipe
		Found Iron Rod

[illegible]

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